

# Government of the District of Columbia

## ZONING COMMISSION



December 6, 1966

### ORDERED:

That after public notice and hearing as prescribed by law, the following application under Article 75, Section 7501 has been approved subject to further processing by the Board of Zoning Adjustment as provided by Paragraph 7501.7 of the Zoning Regulations and the following district established by the Zoning Commission of the District of Columbia, as shown in the official Zoning Map and Atlases, is hereby modified and amended as follows:

The Zoning Commission hereby approves the Large-Scale Planned Development to be known as Edgewood Terrace Apartments to be erected on Parcels 131/183 and 131/184, located on the south side of Edgewood Street from 4th Street to 7th Street, N.E.

This application has been considered by the Commission in accordance with the provisions of Article 75, Section 7501 of the Zoning Regulations of the District of Columbia.

The approval of the Zoning Commission is given subject to continued compliance with the requirements of Article 75, Section 7501 and the following conditions:

1. The project shall be developed in accordance with the revised site plan dated October 26, 1966, received by the Commission on November 1, 1966, and on file as Exhibit 44-A, and the design concepts conveyed by the plans dated August 16, 1966 and on file as Exhibits 11-A through -E.
2. The number and distribution of dwelling units, lot occupancy, parking spaces and loading berths shall be in accordance with the tables included in Exhibit 44-A.
3. The F.A.R. shall not exceed 2.2.
4. The retail space around the Commercial Plaza may include retail and service uses as limited by the C-1 (neighborhood shopping) District provisions of the Zoning Regulations and shall not exceed an aggregate floor area of 35,000 square feet. A similar amount of space around the Commercial Plaza may be used for non-commercial community service facilities as they may be approved by the Board of Zoning Adjustment.

5. Not less than 500 dwelling units shall be available for low income tenants who are eligible for low-rent public housing in accordance with prevailing income standards established by the National Capital Housing Authority for qualifying tenants for low-rent public housing or for low-income families as defined by the National Capital Housing Authority who would be eligible for occupancy with the aid of a rent subsidy from either public or private sources. The location, composition, distribution and rent schedules for these dwelling units shall be reviewed by the Board of Zoning Adjustment following the receipt of a report and recommendation from the National Capital Housing Authority.

The five conditions stated are in addition to all other requirements of Section 7501 of the Zoning Regulations. (66-68)

Parcels 131/183 and 131/184, said property located on the south side of Edgewood Street from 4th to 7th Streets, N.E. are changed from R-4 to R-5-C. (66-47)

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